

Housing

Chula Vista's housing inventory includes a wide range of rental and ownership opportunities from affordable housing developments to multi-million dollar homes. Although home values have increased significantly in the past five years throughout California, Chula Vista has maintained a competitive edge in home pricing compared to other municipalities in the county. The city is recognized for providing outstanding services and amenities to its residents which makes Chula Vista a very desirable address. Through the City's Growth Management Ordinance, new home construction is annually limited based on "threshold standards" related to public services and other quality of life factors assuring that residents live in convenient, accessible and well serviced neighborhoods.



CHULA VISTA SALES TRENDS

Sales data includes zip codes 91910, 91911, 91913, 91914 and 91915 for both new and resale homes.

	2005	2004	2003	2002	2001
Total Homes Sold	2,814	2,898	3,393	2,354	1,476
Total Homes Sales Value	\$1.6 billion	\$1.5 billion	\$1.1 billion	\$729.3 million	\$370.4 million
Single-Family Detached					
# of homes sold	1,905	2,076	2,262	1,663	1,012
Average Sale Price	\$663,487	\$586,095	\$439,258	\$352,036	\$293,318
Total Sales Value	\$1.2 billion	\$1.2 billion	\$856.6 million	\$574.4 million	\$288.2 million
Single-Family Attached					
# of homes sold	909	822	1131	691	464
Average Sale Price	\$405,782	\$368,789	\$282,663	\$234,755	\$191,539
Total Sales Value	\$358.7 million	\$295.9 million	\$253.4 million	\$154.9 million	\$82.2 million

SOURCE: San Diego County's Regional Multiple Listing Service

REGIONAL HOUSING COST COMPARISONS 2005

	Single Family Detached Homes Average Sale Price	Single Family Attached Homes Average Sale Price	1 to 3+ Bedrooms Average Rental Rate
Chula Vista	\$663,487	\$405,782	\$838 - \$1367
El Cajon	\$574,060	\$316,833	\$787 - \$1345
Escondido	\$551,505	\$316,270	\$877 - \$1119
Oceanside	\$570,537	\$375,836	\$738 - \$1466
Poway	\$852,561	\$407,731	\$825 - \$1537
Carlsbad	\$834,867	\$498,539	\$850 - \$1910
Bonita*	\$840,256	\$349,185	\$1041 - \$1512

* Bonita is located partially in the City of Chula Vista and partially in San Diego County.

SOURCES: San Diego County's Regional Multiple Listing Service and San Diego County Apartment Association